

No. 9(1)-81-Lab/4531.—In pursuance of the provision of section 17 of the Industrial Disputes Act, 1947 (Act No. XIV of 1947), the Governor of Haryana is pleased to publish the following award of the Presiding Officer, Labour Court, Rohtak, in respect of the dispute between the workmen and the management of M/s The Sonapat Co-operative Sugar Mills, Sonapat:—

BEFORE SHRI BANWARI LAL DALAL,  
PRESIDING OFFICER,  
LABOUR COURT, HARYANA,  
ROHTAK

Reference No. 41 of 79

between

SHRI DAYA SINGH MALIK, WORK-  
MAN AND THE MANAGEMENT OF  
M/S THE SONEPAT CO-OPERATIVE  
SUGAR MILLS LTD., SONEPAT

Present:

Shri S. N. Vats for the workman.

Shri Vishnu Dutt Sharma for the  
management.

#### AWARD

This reference has been referred to this court by the Hon'ble Governor,—vide his order No. ID/SPT/119-78/6416, dated 16th February, 1979, under section 10(i)(c) of the Industrial Disputes Act, for adjudication of the dispute existing between Shri Daya Singh Malik, workman and the management of M/s Sonapat Co-operative Sugar Mills, Ltd., Sonapat. The term of the reference was:—

Whether the termination of services of Shri Daya Singh Malik was justified and in order? If not, to what relief is he entitled?

On the receipt of the order of reference notices as usual were sent to the parties. The parties appeared in response to the same and filed their respective pleadings on the basis of which issue as per the term of reference was framed on 2nd July, 1980.

The management examined Shri Sahib Singh Dahiya, Assistant Accountant, their sole witness and closed their case on 1st August, 1980. The workman himself was examined as his own witness and closed his case on 18th August, 1980. I heard the learned representatives of the parties and has also gone through the evidence oral

as well as documentary available on the file and decide the issue as under:—

#### ISSUE NO. 1:

The facts of the case are admitted on both sides to the extent that the workman was appointed,—vide letter No. Admn/SCSM9886, dated 6th December, 1976 against a permanent post and the appointment letter is Exhibit MW-1/1. He was appointed as a Provident Fund Clerk. His services were terminated on 16th August, 1977 by way of abolishing the post of Provident Fund Clerk. No notice or notice pay was given to the workman. It is also an admitted fact that some junior clerks were retained in service and some others were appointed after the termination of the workman and even the post of provident fund clerk was created and one Shri Jai Singh was appointed against this post and the workman was not called to and given the preference to join the same.

The management as relied on the terms and conditions governing the service of the workman contained in Exhibit MW-1/1 and according to them the service of the workman were rightly terminated as per clause 4 of the appointment letter, Exhibit MW-1/1 as has been alleged in para 4 of the written statement, and the post became surplus. The management has further alleged in their written statement that the vacancy of provident fund clerk has not been filled so far. The management witness, MW-1 contradicts this allegation when he admits in cross-examination that the provident fund clerk post was again created and one Shri Jai Singh has been appointed on this post. Also from the persual of clause 4 of the appointment letter which is reproduced as under:—

"That you can leave the mills service by submitting one month notice or one month gross salary in lieu thereof. This condition will equally apply either side but it will not apply to the Mills during the period of your probation if your services are terminated for reasons of misconduct or otherwise."

it was binding on both the parties to give one month notice or one month salary in lieu, thereof in case the workman leaves the services of the management or the management terminates the services of the workman except in case of misconduct or otherwise during the period of probation it has not been explained as to for what the word 'otherwise' stand for nor it has been made clear in the written statement and the evidence that the abolition of the post is covered under the word 'otherwise' appearing in clause 4 of the appointment letter. Clause 6 of the appointment letter deals with the management's right to transfer the services of the workman from one section to another and clause 7 provides that the services of the workman for other conditions not mentioned in the appointment letter will be governed by the provisions of various labour legislations applicable from time to time. There is evidence on the file that the juniors to the workman were retained in services and some others were appointed as clerks in various departments after the termination of the workman. The management could have absorbed the workman against these posts as per clause 6 of the appointment letter. It is also on the file that the management did not serve the workman with one month notice or paid one month notice pay in lieu, thereof and there is no evidence to the effect that the workman was removed from service on the proved charges of misconduct bringing the management under the exemption from the obligation of serving the workman with a one month notice or paying him one month notice pay as per clause 4 of Exhibit MW-1/1. As has been provided under clause 7 of the appointment letter, Exhibit MW-1/1 for other condition of

service the workman shall be governed by the labour legislation. Section 26(G) and section 25(H) of the Industrial Disputes Act, 1947 applies to the workman and the management has violated the provisions of these sections can either the management followed the principles of first come last go nor they have given the workman the opportunity to offer himself for re-employment on the creation of the post of Provident Fund Clerk and some other person was employed for the same.

In view of my findings given above I am constrained to hold that the action of the management in terminating the services of Shri Daya Singh Mahik is neither justified nor in order and the workman is entitled to the relief of reinstatement with full back wages and with continuity of service. I answer the reference while returning the same in the above terms.

The 4th April, 1981.

BANWARI LAL DALAL,  
Presiding Officer,  
Labour Court, Haryana,  
Rohtak.

Endorsement No 969, daed 13th April, 1981.

Forwarded (four copies) to the Secretary to Government of Haryana, Labour and Employment Departments, Chandigarh, as required under section 15 of the Industrial Disputes Act.

BANWARI LAL DALAL,  
Presiding Officer,  
Labour Court, Haryana,  
Rohtak.

H. L. GUGNANI,  
Commissioner and Secretary to  
Government Haryana  
Labour and Employment Departments.

TOWN AND COUNTRY PLANNING DEPARTMENT HARYANA  
The 18th August, 1981

No. 6680-10DP-81/13122.—In exercise of the powers conferred by Sub-Section (4) of Section 5 of the Punjab Scheduled—Roads and Controlled Areas Restriction of Un-regulated Development Act, 1963, the Governor of Haryana is pleased to publish the Integrated Draft Development Plan for the Controlled Area and Additional Controlled Area alongwith the restrictions and conditions proposed to be made applicable to the controlled Areas covered by it (given in Annexure—A & B to the Draft Development Plan) at Ambala City approved under sub-section (3) of the said section for the information of all persons likely to be affected hereby.

Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning, Haryana, Sector -18, Chandigarh, from any person in writing in respect of such plan, before the expiry of the period so specified.



The relevant plans are (i) Existing land use plan Drawing No. DTP(A)/2320/81, dated 19th April, 1981 (for controlled Area and Additional Ccontrolled Area) (ii) Draft Development Plan Drawing No. DTP(A)/2319/81, dated 19th April, 1981 (for Controlled Area and Additional Controlled Area).

### ANNEXURE 'A'

Explanatory note on the draft development plan for the Controlled Area and Additional Controlled Area around Ambala City.

### INTRODUCTION

Ambala is one of the important cities of Haryana and is located on G.T. Road at a distance of about 205 kilometres from Delhi. It is 45 kilometres from Chandigarh, the capital city of Haryana and Punjab and is contiguous to Ambala Cantt. This is an old district head-quarters with a seat of Commissioner and shares its boundary with the state of Punjab.

As per the provisional figures available with the Census Department, the 1981 population of Ambala City is 1,04,502 persons.

The trend of growth of population and the evolution of the town can be revealed from the following table :—

Year	Population	Per cent growth
1901	28,200	..
1911	25,908	.. (—) 8.1%
1921	28,521	.. (+) 10.3%
1931	37,224	.. (+) 30.2%
1941	44,964	.. (+) 20.8%
1951	57,979	.. (+) 28.9%
1961	76,204	.. (+) 31.4%
1971	83,633	.. (+) 9.7%
1981	104,502	.. (+) 25.0%

From the above table it is evident that the population of the town has registered a decline in growth from the year 1901 to 1911, this was mainly due to the spread of epidemic during this decade as the famine condition prevailed throughout the country. From the year 1921 the town recorded a steady growth ranging from 20% to 30% till 1961. In the decade 1961—71 the growth rate has fallen sharply coming down to (approx) 10%. This is attributed to reorganisation of erst while Punjab State into the States of Haryana and Punjab in the year 1966. With the result Ambala came on the border of the two states and lost its importance which was gained due to the very virtue of its being centrally located in the state. However, the town has recorded an increase of 25% in the population in year 1971 to 1981. It is anticipated that with the implementation of better framed development programme the town will have a population of 200,000 persons by the year 2001.

Due to the physical constraints and high land value within the city, a lot of unauthorised construction has come up on its outskirts especially along the Ambala-Hissar Road and Ambala-Chandigarh Road. In order to check the haphazard growth it was necessary to declare the area around the city as controlled area under the Punjab Scheduled Roads & Controlled Areas (Restriction of Un-regulated Development) Act, 1963.

### OBJECTS OF CONTROLLED AREA

It has been noticed that due to increase in population the town is sprawling all along its Southern Eastern side but the main development is along Ambala-Hissar Road and the Ambala Chandigarh road. In order to check this unauthorised haphazard sub-standard construction and to channelise the urban growth are a around the town as shown on drawing No. DTP(A) 20252/75, dated 19th December, 1975 comprise wells and a sub-group

4850 Hectares was declared as controlled area,—*vide* Haryana Government Notification No. 2547-2TCP-76/21147, dated 25th May, 1976 published in the Haryana Government Gazette notification dated 6th July, 1976. Keeping in view the haphazard and unauthorised growth of industries along the Ambala-Hissar Road an additional Controlled Area (1110 Hects.) was declared,—*vide* Haryana Government Notification No. 2TCP-81/5769, dated 10th April, 1981 published in the HARYANA GOVERNMENT GAZETTE, dated 10th April, 1981.

### EXISTING LAND USE

The existing town has developed in a wedge shape between the two railway lines, Kalka-Ambala and Amritsar-Delhi meeting in the South-East of the town and act as a physical barrier for the future growth towards the North-East and South-West. The general topography of the town is flat with few low lying pockets, and local depressions on the western municipal limits, but not so large such as to delay development of the area. The general slope of the land is towards South-West with the result that scope left for the future development of the town is towards North-West and South-East. The Controlled Area and Additional Controlled Area boundary consists of a few villages and sub-standard residential colonies mostly constructed in the last few years.

### PROPOSALS

Keeping in view the anticipated growth, development potential of the land and demand of the residential and Industrial requirements, a draft development plan has been prepared for Controlled Area and additional controlled area, in which only few uses like, residential, commercial, Industrial, Public and Semi Public and Agricultural etc. are envisaged. The proposed development is conceived into three pockets i.e. one, between the two railway lines which is in the form of wedge, 2nd on the east of Kalka-Ambala railway line and the third on the south of Amritsar-Delhi Railway line. As in most of the ancient towns, Ambala has some area of very high density of 500 persons per hectare and due to lack of planning it has also certain pockets of low density of 80 persons per hectare on its periphery. In order to protect the urbanisation proposals in the controlled area from the spills of River Tangri, a small drain named as Ambala Drain is proposed to be constructed as shown on the plan with an embankment on the left side of this drain. Similarly a bund on the east of River Ghaggar has also been proposed on the recommendations of Irrigation Department, Haryana.

### LOCATION OF MAJOR URBAN USES

As explained earlier, the main concept in framing the Draft Development Plan for Ambala City is to extend the existing town in suitably planned manner to accommodate the future developments. The various major land uses have been proposed in such a manner to enable the integrated development of the existing town. The provisions for various major land uses within the municipal limit as well as within the controlled area and additional controlled area are as under :—

### DRAFT DEVELOPMENT PLAN AMBALA CITY PROPOSED LAND USES

Total area with in Controlled Area and Additional Controlled Area is 5960 hectares. Proposed land uses for the draft development plan cover an area of 2560 hectares which is 43% of the total area. The detailed break-up of proposed land uses is given in the following table :—

Main code	Land use	Area falling within M.C. limits in Hects.	Area falling within controlled Area limits in Hectares	Total area in Hects.	Percentage to total area
100	Residential	800	448	1248	48.75
200	Commercial	137	8	145	5.67
300	Industrial	122	241	363	14.18
400	Transport and Communications	182	108	290	11.32
500	Public Utilities	..	98	98	3.80
600	Public and Semi Public uses	260	116	376	14.63
700	Open Spaces	40	..	40	1.60
	Total	1541	1019	2560	100.00%



## RESIDENTIAL

The residential area denoted with main code No. 100 is worked out on the basis of sector planning which comprises of 13 sectors, earmarking a total area of 1248 Hectares, out of which 450 Hects. of land is already built up, and about 350 Hectares of land is vacant and falls within the municipal limits. Residential reservation within the controlled area is of the order of 448 hectares. There are sufficient vacant pockets within the municipal limits which can be developed to meet the immediate demand of residential requirements.

After saturation in the main town the South-Eastern sectors of the town will be ripe for development because with the provision of over-bridge over Amritsar-Delhi railway line, Ambala-Hissar road will provide a boom for the development. The location of the grain market will also provide great incentives for the developing industry which is likely to create considerable demand for the residential accommodation in this area. The total proposed residential area which covers about 1248 hectares will accommodate 2,00,000 population with an average gross density of 160 persons per hectare. As stated earlier density in the existing town is as high as 500 persons per hectare and with the provision of planned development and contemporary infrastructures on the out-skirts of the town, the existing town will be decongested by decentralising few activities from the thickly populated areas.

## COMMERCIAL

Approximately 30 hectares denoted with sub-group No. 240,250 as part of sector I has been earmarked for the development of District Centre by shifting the existing police lines. This reservation has been made due to its strategic location and high land value within the Municipal limits and to decentralise the congestion within the existing town.

An area about 95 hectares has been earmarked for the wholesale grain market in sector-8 denoted with sub-group No. 220,230 which will also accommodate the allied uses such as warehouses and storages, etc.

The existing site of 12 hectares of District Administration in Sector 14—has been proposed for city centre, denoted with sub code No. 210,250 to cater to the growing demand of South-East and South-West proposed developments. Apart from the above an area approx. 8 hectares is under development for the commercial activities, which is adjacent to Bus Stand denoted with Sub-group No. 210 and 260.

## INDUSTRIAL

Keeping in view the prevailing wind direction and present industrial growth an area approx. 363 hectares has been earmarked for Industrial activities. Out of which 30 hectares, is already developed within the Municipal Limits and has accommodated Industries like Milk Plant Motor market and Industrial Estate in Sector-3, 4 and 16. An area approx. 100 hectares is reserved for the Industrial Development at the junction of Ambala-Chandigarh and Ambala-Naraingarh roads. However, this site was found vulnerable for the Industrial Development due to the existence of a few Industries, Dhulkot power-house and other required infrastructure. This area is reserved for light and service industry and no heavy industry will be allowed within this zone. Similarly an area approx. 233 hectares has been earmarked for industrial growth of this town, which will also incorporate the major industrialisation proposals of the government and will also help in decentralising the existing industries along Ambala-Hissar Road, as at present this type of industry is being developed along the said road in a linear form in a very sub-standard and haphazard manner, which has created a big bottleneck for the smooth flow of the traffic.

## TRANSPORT AND COMMUNICATIONS

Keeping in view the anticipated growth of the town an urbanizable area of 2560 hectares has been subdivided into 20 self-contained sectors. The importance of National Highway No. 22, i.e., Ambala-Kalka Road and G.T. Road is duly recognised in the proposals of the development plan and has been designated as M-I with its present width and reservations of 30 metres on both the sides under the Punjab and scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963. The present width of the Ambala-Hissar State Highway is 18 Mts. and has been proposed to be widened to 30 Mts. (M-3-I) and will have 30 Mts. reservation on both sides under the act. To bye-pass the through traffic from Hissar-Ambala Road to G.T. Road an outer peripheral road of 45 metres (M-2) width has been suggested on the North-West of the town with its level segregation on the G.T. Road to avoid the criss-cross traffic and will ultimately connect Kalka-Ambala Road with its over bridges on Amritsar-Delhi Railway line and Kalka-Ambala Railway line.

Each sector is bounded by its peripheral road called M-3 (30 Mts.) width to avoid the fast through traffic within the sector. However, in case of sectors having existing periphery roads, the same will be widened to 30 Metres so as to bring a uniformity in the road system. Naraingarh-Ambala Road has been widened to 30 metres so as to cater to the growing demand of the proposed development and is designated as M-3.

## PUBLIC UTILITIES

Ambala City is presently being fed with underground water obtained by a system of tube wells and storage tanks. For the proposed development an area of approximately 73 hectares denoted with

No. 510 has been earmarked on the West of Ambala-Hissar Road. This area will accommodate water supply installations including treatment plants. Keeping in view the topography of the town an area approximately 25 hectares has been earmarked for the disposal works on the North-West of the urbanization proposals and denoted with sub-group No. 520. To cope with the electricity demand of Ambala City and Ambala Cantt. a power house along the Ambala-Kalka Road has already been set up, known as Dhulkot Power House, and has been denoted with sub-group No. 530 on the development plan and the future expansion of the said power house can be met with the proposed Industrial area adjacent to it.

#### PUBLIC AND SEMI-PUBLIC USES

At present the offices of the District Administration are located in Sector 14 in a very dilapidated and old buildings and few other offices linked with the district administration are functioning in private rented buildings in a very scattered form in the city as well as in cantonment. To have a better co-ordination and smooth functioning, it is suggested that all the offices should be located in sector I denoted with sub-group No. 610 where an area of 90 hectares is available, a major portion of this area is in the possession of Jail Authorities and will accommodate district administration offices, courts and other public and semi-public offices.

#### JAIL AND POLICE LINES

As stated earlier the land under present jail premises and Jail farming has been reserved for the administrative centre. Jail is proposed to be located in approx. 65 hectares of land close to its existing site, in sector 20 denoted with sub-group No. 610.

Keeping in view the functional aspect of police department, the Police lines has been proposed to be located on Ambala-Chandigarh Railway line on the out-skirts of the proposed urbanisation. For this purpose approx. 71 hectares of land has been reserved in Sector-17 and denoted with sub-group No. 610.

#### EDUCATION

The existing institutions are mostly located within the existing city in very small and old buildings. To meet the future demand for the institutions of the town, an area approximately 35 hectares denoted with sub-group No. 620 has been reserved for this purpose in the draft development plan. This area is very close to the existing town and is very much potential for its proposed use.

The town is agro-based and the Government has laid a great stress on the development of agricultural activities in this district. To educate and institute the farmers the Government has set up a Krishi Vigyan Kendra in Sector 14 with its laboratories, teaching classes and auditorium, etc. For the practical demonstration of this type of institution an area approx. 40 hectares has already been put to said use, and the same has been reserved in the proposals of the draft development plan. However, the future expansion activities of such type of institutions can be extended in the agricultural zone bounded within the sector. Apart from the above an area approx. 40 hectares is under the use of existing institutions, viz. Polytechnic, and I. T. T. and other academic institutions.

#### MEDICAL

The present Civil Hospital building is in a very bad shape which needs to be demolished immediately. A site approx. 12 hectares for the new hospital is earmarked in sector 1 denoted with sub-group No. 630. This will form an integrated part of the total medical zone having an area approx. 35 hec. of the draft development plan which will join the existing medical facilities available in Philadelphia Mission Hospital.

#### OPEN SPACES AND PARKS

Due to the scarcity of water the existing town is very much deprived of organised open spaces in the form of parks and recreational areas. An area approx. 40 hec. denoted with sub-group No. 720 on the draft development plan has been carved out for the purpose of development into recreational area. Out of this an area approx. 6 hec. has already been developed into a Municipal Park and the rest of the area can be developed for the same use where the water is easily available within the site.

#### AGRICULTURAL LAND

The remaining area surrounding the urbanisation proposals which is predominantly agricultural is proposed to be reserved as agricultural zone. Agricultural zone however, would not eliminate the essential building development within this area, such as the extension of the existing village contiguous to Abadi Deh, if undertaken under a project approved or sponsored by the Government and other ancillary facilities necessary for the maintenance and improvement of this agricultural land.

The proposals of the focal village Mandhour have been incorporated in the development plan as per the proposals framed by the Rural Development Board.



### NON-CONFORMING USES

Where an industry or other building exists with valid sanction or prior to the notification of this area as a controlled area, such building will continue as non-conforming use of land or building contrary to the major land use contemplated for that part of the area. Such use has been denoted with sub-code No. 910 and 920 on the draft development plan.

The proposals within the Municipal Limits of Ambala City are not statutory but are in the form of guidelines for development.

### ZONING REGULATIONS

The legal sanctity to the proposal regarding land use is being given effect to by a set of zoning regulations which form part of this Draft Development Plan. These regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary uses which will be permitted in the various major land uses and stipulate that all the changes of land uses and development shall be in accordance with the details shown in the sector plans thereby ensuring the preparation of detailed sector plans for each sector to guide the development and enforce proper control.

### ANNEXURE 'B'

#### DRAFT ZONING REGULATIONS

Governing use and development of land in the controlled areas around Ambala City shown in Drawing No. DTP(A)/2319/81, dated 19th April, 1981.

#### I—GENERAL

These zoning regulations, forming part of the Draft Development Plan for the Controlled Areas and Additional Controlled Area at Ambala City shall be called Zoning regulations of the draft development plan for the controlled area and additional controlled area at Ambala City.

The requirements of these regulations shall extend to the whole of the area covered by the Draft Development Plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and the rules framed thereunder.

#### II—DEFINITIONS

In these regulations:—

- (a) 'Approved' means approved under the rules ;
- (b) 'Building Rules' means Rules contained in Part VII of rules ;
- (c) 'Drawing' means Drawing No. DTP(A)/2319/81, dated 19th April, 1981 ;
- (d) 'Floor Area Ratio' (FAR) means the ratio expressed in percentage, between the total floor area of a building on all floors and the total area of the site ;
- (e) 'Group Housing' means housing in block without division into streets and independent plots with necessary open spaces and sites for community facilities;
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious, noise, smokes, gas, fumes, odours or dust, effluent and any other nuisance to an excessive degree and motivated by electric power ;
- (g) 'Local Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice-cream manufacturing, erated water, atta chakkies with power, laundry, dry cleaning and dyeing, repair and service of automobile scooter and cycles, repair of household utensils, shoe-making and repairing, fuel depots, etc.;
- (h) 'Material Date' means 6th July, 1976 and 10th April, 1981 on which dates the lands within the Controlled Area and Additional Controlled Area were notified, *vide* Haryana Govt. Notification No. 2547-2TCP-76/21147, dated 25th May, 1976 appearing in Haryana Government Gazette, dated 6th July, 1976 and Notification No. 2TPC-81/5769, dated 10th April, 1981 appearing in Haryana Government Gazette dated 10th April, 1981 respectively.

- (ii) the Government is satisfied that the need of the industry is such that it cannot await alternative allotment in the proper zone ;
- (iii) the owner of the land secures permission for building as required under the rules ; and
- (iv) the owner of the land undertakes to pay to the Director, as determined by him, the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent and provided further that any land adjacent to or interlying within the lands satisfying either if the above set of conditions may also be allowed to be developed as a part of such colony, if it is in the interest of proper compact and planned development.

*Explanation.*—The word 'purchase' in this regulation shall mean acquisition of full proprietary rights lesser title such as agreement to purchase etc.

## XII—THE DEVELOPMENT TO CONFORM TO SECTOR AND ZONING PLAN

No land within a major land use shall be allowed to be used and developed for building purposes unless the proposed use and development is according to the details indicated in the sector and zoning plans and/or the approved layout plan of the colony in which the land is situated.

## XIII—DENSITY, SIZE AND DISTRIBUTION OF PLOTS

(1) Every residential sector shall be developed according to the density indicated and prescribed for it, the drawing subject to a maximum of 20 per cent variation allowed on either side of the prescribed sector density.

(2) In the case of residential colony allowed under regulation XI, the colony density of the colony area shall be 250 persons per hect.

## XIV—INDIVIDUAL SITES TO FORM PART OF APPROVED LAYOUT

No permission for erection or re-erection of building on a plot shall be given unless —

- (i) the plot forms a part of an approved colony or the plot is such for which relaxation has been granted as provided in regulation XI above ; and
- (ii) the plot is accessible through a road laid out and constructed up to the situation of the plot to the satisfaction of the Director.

## XV—MINIMUM SIZE OF THE PLOTS FOR VARIOUS USES

The minimum sizes of plots for various types of uses shall be as below :

(i) Residential plot:	.. 100 Sq. Mtrs.
(ii) Residential plots in subsidised industrial housing or slum dweller housing schemes approved by the Government.	.. 40 Sq. Mtrs.
(iii) Shop-cum-Residential plot	.. 100 Sq. Mtrs.
(iv) Shopping booth including covered corridor or pavement in front	.. 20 Sq. Mtrs.
(v) Light industry plot	.. 800 Sq. Mtrs.
(vi) Local service industry plot	.. 200 Sq. Mtrs.
(vii) Medium industry plot	.. 0.8 hectares.
(2) The minimum area under a group housing estate shall be .40 hectare.	

## XVI—SITE COVERAGE AND HEIGHT OF BULK OF BUILDING IN VARIOUS USES

Site coverage and height up to which building may be erected within independent residential and industrial plots shall be according to the provisions contained in chapter VII of the rules. In the case of other categories the maximum site coverage and the floor area ratio, subject to architectural control as may be imposed under Regulation XVIII, shall be as under :-

Types of use	Maximum coverage on ground floor	Maximum floor area ratio
(i) Group housing	.. 33½ per cent	150 percent
(ii) Government offices	.. 25 per cent (including parking and garage)	150 percent



Types of use	Maximum coverage on ground floor	Maximum floor area ratio
(iii) Commercial plots within public and semi public uses	.. 50 per cent if air conditioning is not done. 75 per cent if air conditioning is done	150 per cent
(iv) Commercial plots within neighbourhood shopping centre	.. 50 per cent	125 per cent
(v) Warehousing	.. 75 per cent	150 per cent

### XVII—BUILDING LINES IN FRONT, SIDE AND REAR

(1) Every Building shall also conform to the building lines, in front of the plots shown on the sector plan or on the layout plan of the approved colony.

(2) Where the building is on a corner plot, the building shall conform to the building lines shown on the side of the plot in the sector plan or the layout plan of the approved colony. In case of plots which are not corner plots and where no building line on the side of the plot shown on the sector plan or on the layout plan of the approved colony side open space shall be provided as required under the rules.

(3) Space at the rear of every plot shall be governed by the Provisions of the Rules.

### XVIII—ARCHITECTURAL CONTROL

Every building shall conform to architectural-control, where ever and if any specified in the architectural control sheets accompanying the sector plan or the layout of the approved colony as prepared under rule 50.

### XIX—PROVISIONS OF FARM HOUSES OUTSIDE ABADI DEH IN AGRICULTURAL ZONE

A farm house in Agricultural land outside abadi deh of village may be allowed subject to the following conditions :—

(i) No farm houses shall be permitted within 1 KM of the urbanisable limit of any urban settlement as determined in the development /Master plan ;

(ii) Farm Houses shall be permitted on the farms having not less than 2 hectares of area ;

(iii) The plinth area limit for the farm house shall be as under :—

For land from 2 to 2.4 hec. . . 15. Sq. Mtrs.

For every addl. 0.4 hectare (with maximum of 300 sq. mtrs.) . . 15 Sq. Mtrs.

(iv) It shall be constructed single storeyed and its height shall not exceed 5 metres.

(v) It shall be at least 15 metres away from the edge of the agricultural land on all sides provided that if land attached to the farm house abuts a road, the house shall be constructed with a minimum set back from the edge of the road as under :—

(a) Where the road is bye-pass to a scheduled road . . 100 Mtrs.

(b) Where the road is bye-pass to a Scheduled road . . 30 Mtrs.

(c) Any other road . . 15 Mtrs.

### XX—INDUSTRIAL HOUSING

Subject to detailed layout plans of the major use as mentioned industrial housing for industrial labour may also be allowed in the industrial zone on the following conditions :—

(i) That industrial housing is constructed by an industrial employer ;

(ii) Such estate consists of tenements no less than 50 in number ;

(iii) That the housing is not erected within the site forming the premises of the factory and the site for industrial housing is kept distinct from the factory site though it may adjoin the factory site.

## XXI-RELAXATION OF DEVELOPMENT PLAN

Government may in cases of hardship or with a view to save any structures constructed before the material date relax any of the provisions of the Draft Development Plan on principal of equity and justice, on payment of such development charges and on such conditions as it may deem fit to impose.

## APPENDIX 'A'

## Residential Zone

- (i) Residences.
- (ii) Boarding houses.
- (iii) Social community, religious and recreative building.
- (iv) Public utility building.
- (v) Educational building all types of schools and where necessity of colleges.
- (vi) Health institutions.
- (vii) Retail shops and restaurants.
- (viii) Commercial & Professional offices.
- (ix) Cinemas.
- (x) Local service Industry.
- (xi) Petrol filling station.
- (xii) Bus stands and bus stops.
- (xiii) Tonga, Taxi, Scooter & Rickshaw stand.
- (xiv) Any other need ancillary to residential use.
- (xv) Nurseries, green houses.

As required for the local needs of major uses and at sites earmarked for, them in the sector plan OR in the approved layout plan of the colonies.

## Commerical

- (i) Retail shops
- (ii) Restaurants and entertainment places including cinemas and theatres.
- (iii) Business and professional offices.
- (iv) Residences on the first and higher floors.
- (v) Warehousing and covered storage.
- (vi) Local service industry.
- (vii) Civic, Cultural, Social and community buildings.
- (viii) Local and Government offices.
- (ix) Public Utility Buildings.
- (x) Petrol filling station and service garrages.
- (xi) Loading and Unloading yards.
- (xii) Parking spaces, Bus Stops, Taxi, Tonga, Rickshaw, Gadda and Truck stand etc.
- (xiii) Wholesale market, Fish, Vegetable, Juice Market.
- (xiv) Any other use which Government in public interest may decide.

As per sites shown on the sector plan and zoning plan.

## INDUSTRIAL

## Light Industry Zone

- (i) Light Industry.
- (ii) Local Service Industry.
- (iii) Warehousing and Storage
- (iv) Public Utility building, community recreative and social building, and retail shops.
- (v) Parking, Loading and Unloading areas.
- (vi) Bus stops, Taxi, Tonga and Rickshaw Stand.
- (vii) Petrol filling stations and service Garrages.

As required for the local need of the area and as per site shown on the sector plans and on the approved plan of the colony.

## Medium Industry Zone

- (i) Medium Industry.
- (ii) All uses allowed within light Industry Zone.



**TRANSPORT AND COMMUNICATION****Railway Reservation**

- (i) All requirements of the Railway Departments.
- (ii) Telegraph, Telephone and cables etc. for telephone exchange.

} As per site shown in  
the sector plan and  
Zoning plan.

**PUBLIC UTILITIES**

- (i) Water Supply Installations.
- (ii) Treatment plant.
- (iii) Drainage and Sanitary Installations.
- (iv) Disposal Works.
- (v) Electric power plant and sub-stations including grid station.

**PUBLIC AND SEMI PUBLIC**

- (i) Government Administrative Centre
  - 1. District Offices.
  - 2. Law Courts.
  - 3. Jails, Police Stations with Police Lines.

**(ii) Education****Educational, Cultural and religious institutions**

Such as special and major institutions required for the town and surrounding region, set up or sponsored by the Government undertaking or public and semi-public organisation approved by the Government with emphasis on education and research and all buildings ancillary thereto.

**(iii) Medical**

Civil Hospital, Veterinary hospital, Clinics, maternity home, health centre and dispensaries etc.

} As per site shown on  
the Sector Plan  
or Colony Plan.

**OPEN SPACES**

- (i) Parks and playgrounds, open air theatres and buildings ancillary thereto including dwelling for watch and ward staff.
- (ii) Parking areas.
- (iii) Restaurants, shops for eatables in the area, at approved places.
- (iv) Public Utility Building.
- (v) Agricultural and horticulture at approved places and for approved period.

**AGRICULTURAL**

- (i) Agricultural, horticultural, dairy and poultry farming.
- (ii) Village houses within Abadi Deh.
- (iii) Farm houses outside abadi deh subject to restriction as laid down in regulation XIX.
- (iv) Expansion of existing village contiguous to Abadi Deh. If undertaken under a project approved or sponsored by the Central or State Government.

} As approved by the  
Director.

(v) Milk Chilling stations and pasturization plants.

(vi) Bus-stand and Railway Stations.

(vii) Airports with necessary buildings.

(viii) Wireless Stations.

(ix) Weather Stations.

(x) Land drainage, irrigation and hydro-electric works.

(xi) Hydro-electric transmission lines and poles.

(xii) Cremation and burial grounds.

(xiii) Mining and extractive operations, including lime and brick kilns, stone quarries and crushing subject to rules and approved sites provided that none of these operations are sited within 300 metres of the edge of any National, State or District highway.

(xiv) Petrol filling stations.

(xv) Any other use which Government may in public interest decide.

(xvi) Grain Godown/storage space.

} As approved by the  
Director.

} As approved by the  
Director.

#### USES STRICTLY PROHIBITED

Storage of petroleum and other inflammable material.

A. K. SINHA,










Special Secretary to Government, Haryana,  
Town & Country Planning Department.

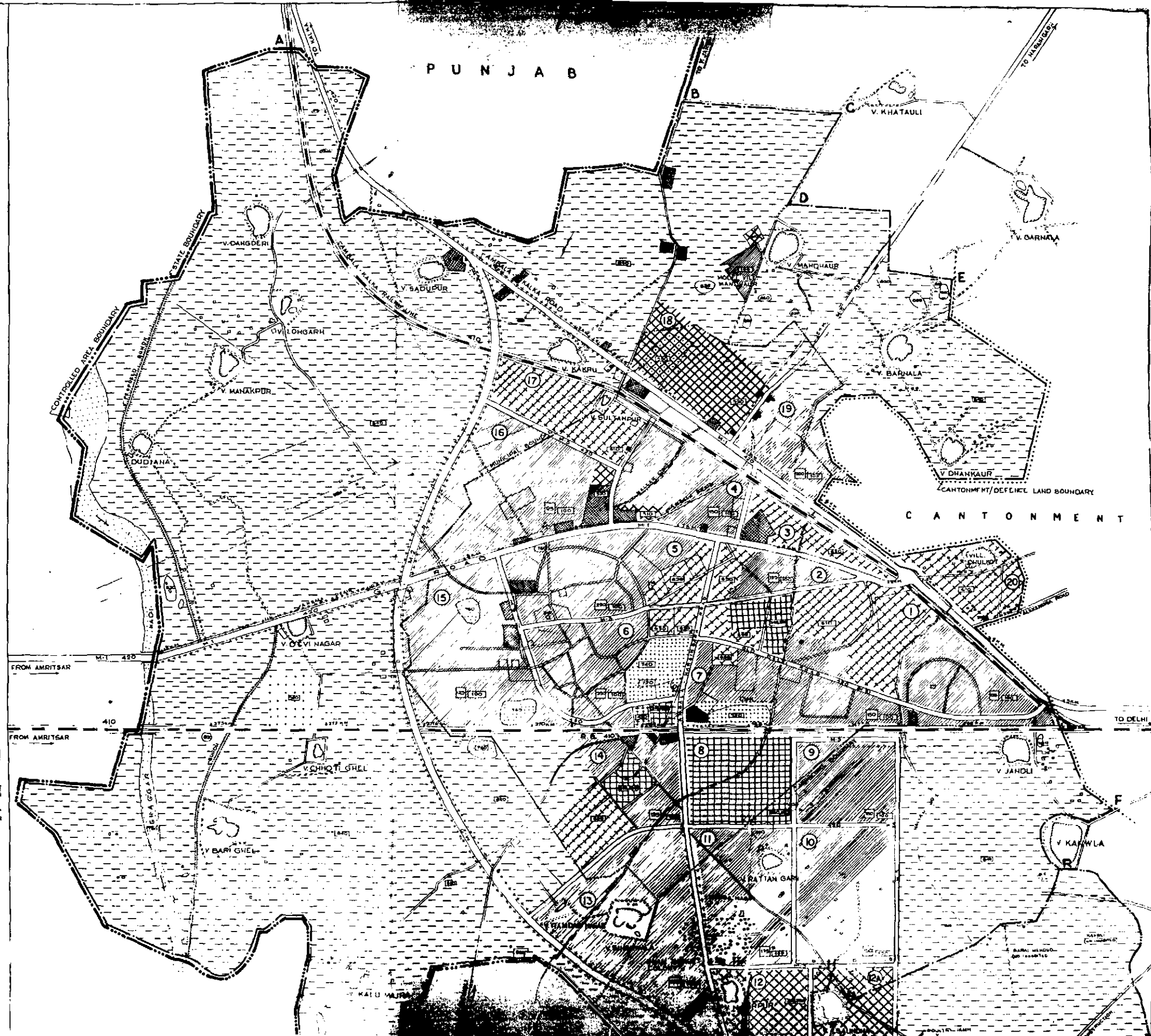
See map 1928 to 1931



STATE BOUNDARY  
CONTROLLED AREA BOUNDARY  
CANTONMENT/DEFENCE LAND BOUNDARY  
MUNICIPAL BOUNDARY  
EXISTING RAILWAY LINES & RLY STATIONS  
EXISTING ROADS  
KATCHA RASTAS  
EXISTING VILLAGES  
EXISTING STRUCTURES  
EXISTING INDUSTRIES  
TUBS WELLS, WELLS  
HIGH TENSION LINES  
BRICK KILNS  
ADDITIONAL CONTROLLED AREA BOUNDARY

MAIN CODE	SUB GROUP
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100	RESIDENTIAL	
	SECTOR NUMBER, SECTOR DENSITY	
200	COMMERCIAL	
210	RETAIL TRADE	
220	WHOLE SALE TRADE	
230	WAREHOUSES AND STORAGE	
240	OFFICES AND BANKS INCLUDING GOVERNMENT OFFICES	
250	RESTAURANTS, HOTELS & TRANSIENT BOARDING HOUSES INCLUDING PUBLIC ASSISTANCE INSTITUTIONS PROVIDING RESIDENTIAL ACCOMODATION LIKE DHARAMSHALA, TOURIST HOMES ETC	
260	CINEMA & OTHER PLACES OF PUBLIC ASSEMBLY RUN ON A COMMERCIAL BASIS	
300	INDUSTRIAL	
310	SERVICE INDUSTRY.	
320	LIGHT INDUSTRY	
400	TRANSPORT & COMMUNICATIONS	
410	LAND BELONGING TO RAILWAYS	
420	ROAD TRANSPORT DEPOTS & PARKING AREAS	
430	TELEGRAPH OFFICES, TELEPHONES & TELEPHONE EXCHANGES ETC.	
500	PUBLIC UTILITIES	
510	WATER SUPPLY INSTALLATIONS INCLUDING TREATMENT PLANTS.	
520	DRAINAGE & SANITARY INSTALLATIONS INCLUDING DISPOSAL WORKS	
530	ELECTRIC POWER PLANTS, SUB STATIONS ETC.	
600	PUBLIC & SEMI PUBLIC USES	
610	GOVERNMENT ADMINISTRATIVE CENTRES, SECRETARIATS, DISTRICT OFFICES, LAW COURTS, JAILS & POLICE STATIONS ETC.	
620	EDUCATIONAL, CULTURAL & RELIGIOUS INSTITUTIONS	
630	MEDICAL & HEALTH INSTITUTIONS.	
700	OPEN SPACES	
710	SPORTS GROUNDS, STADIA & PLAY GROUNDS	
720	PARKS.	
730	CEMETERIES, CREMATORIA ETC.	
740	WATER BODIES	
800	AGRICULTURAL LAND	
810	ORCHARDS & NURSERIES	
840	GRAZING LAND & PASTURES	
900	NON CONFORMING USE	
910	EXISTING INDUSTRIES WITHIN AGRICULTURAL ZONE	
920	EXISTING INDUSTRIES, SEMI PUBLIC & PUBLIC BUILDINGS WITHIN RESIDENTIAL, COMMERCIAL & INDUSTRIAL ZONES ETC.	



**AMBALA CITY**

EXISTING LAND USE FOR THE  
CONTROLLED AREA & ADDITIONAL  
CONTROLLED AREA

**LEGEND :-**

STATE BOUNDARY

CONTROLLED AREA BOUNDARY

ADDITIONAL CONTROLLED AREA BOUNDARY

CANTONMENT/DEFENCE LAND BOUNDARY

MUNICIPAL BOUNDARY

RAILWAY LINES &amp; RAILWAY STATIONS

ROADS &amp; BUS STANDS

ELECTRIC POWER PLANTS

GHAGGAR-NADI, MALLAHS &amp; PONDS

ORCHARDS &amp; NURSERIES

EXISTING VILLAGES

EXISTING STRUCTURES

EXISTING INDUSTRIES

HIGH TENSION LINES

TUBEWELLS &amp; WELLS

BRICK KILNS

KATCHA RASTAS

SUB  
GROUP

410

420

550

760

820

